

## What was said during the initial planning consultation?

**In its response to the outline planning application, Basingstoke and Deane Borough Council, as the planning authority, asked for changes to the proposals in some of the most sensitive areas of the site, especially near to the Worting Conservation Area.**

## How have we responded?

Changes have been made in the most sensitive areas with a reduction in building heights and, in some cases, a related reduction in density, which is the number of homes per hectare.

The building heights for buildings of up to two storeys and up to three storeys have been reduced by one metre to 10 metres and 13 metres respectively. The building heights for buildings up to four storeys and up to five storeys have been reduced by two metres to 15 metres and 18 metres respectively.

In addition, the height and density of the proposals have been reduced in the following areas:

- **to the north and south of Worting Road** to take account of the surroundings being a conservation area and protect views from the west - maximum building heights reduced to up to two and three storeys
- **on the western boundary of the Worting Conservation Area** - maximum building heights reduced to up to three storeys
- **to the edge of the site next to Scrapps Hill**, respecting the proximity of the edge of the conservation area – maximum building heights reduced to up to three storeys
- **buildings fronting the central neighbourhood park and existing lane** – maximum building heights reduced to up to four storeys
- **north of Church Lane** - reduction in higher density development nearby, with the frontage of this area of development moved further east away from Church Lane
- **around the Worting Wood Cottages** – maximum building heights reduced to up to four storeys.

On the basis of changes to the highways proposals at the A339 and B3400 it has been necessary to make some minor changes to the proposed layout to make improvements to the development. For example, it has been possible to rearrange the northern neighbourhood park so that it is no longer split by any roads. This park has also been enlarged so that it is around three hectares in area. The open space needs have been recalculated based on the maximum number of homes that could be built. An illustrative plan will be submitted with the outline planning application to show how this could be accommodated on site, ensuring the proposals comply with local planning policy.

Two of the sites that had been included for a secondary school have been removed, leaving only one site which Hampshire County Council, as the education authority, has confirmed as its preference. This has been identified on the application plans.

The changes show how the maximum number of homes can be comfortably accommodated within the site, whilst complying with all requirements for formal and informal public open space, sports pitches and play equipment.

## Get in touch

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## What happens next

It is important to recognise that application drawings are not a masterplan or set of instructions that control all aspects of the scheme. They set out the maximum area within which the detailed design of the development can be approved through future detailed planning applications.

The flexibility this allows is important to ensure that the detailed proposals include variety and character, creating thriving new communities. Therefore, while some changes have been made to the application drawings, notably in the areas of greatest sensitivity around the Worting Conservation Area, the landowners have sought to retain this flexibility to ensure high quality homes of different types can be built.

A detailed masterplan and design codes would be agreed with the borough council, as planning authority, if outline planning permission is granted, which would be developed by the two councils as landowners in conjunction with their development partner. This would then be used as the basis for assessing any future reserved matters planning applications.

The design codes would guide the whole of the development, to create a varied character across the site and ensure high quality. These would guide details such as how wide individual streets should be, how tall particular buildings should be and what materials should be used.

You will have an opportunity to comment on the proposed design code as it is developed.

### To read the full information see:

- The Design and Access Statement
- Parameter Plans

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